

D- 12986



उत्तर प्रदेश UTTAR PRADESH

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Ghaziabad Development Authority
V Code Number 0211 at Page Number 25

[Signature]



ATTESTED

KAILASH PARKASH, Advocate
NOTARY (App. By Govt. of India)
Reg. No. 350, 628 (U.P.) INDIA

PREPARED BY ME

(P.K. Gupta)
Pradeep K. Gupta

प्रमोद कुमार
संयुक्त सचिव
गाँव वि० प्रा०

[Signature]
KAILASH PARKASH PVT. LTD.



2021-22

संख्या: 14/10/13

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MRS. Jyoti K. Patil

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GHAZIABAD DEVELOPMENT AUTHORITY

SALE DEED

This sale deed is executed on 21 October month October year 2013

Between **Ghaziabad Development Authority** a body created under provision of the U.P. Urban Planning and Development Act, 1973 hereinafter called Authority (Which expression shall unless the context does not admit includes its successors and assigns) through its officer on special duty **AUTHORISED SIGNATORY** –

.....**VENDOR**

AND

M/s. M.K.S. Infratech Pvt. Ltd., a company registered under THE COMPANIES ACT, 1956 having its registered office at 8/11, Hospital Road, Jungpura Extn. New Delhi through its General Manager authorized representative **Sh.Rahul Chaturvedi S/o S.K. Chaturvedi R/o .603, Tower A-5, Olive County Sector-5 Vasundhra, Ghaziabad.** which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assigns of the other part –

.....**VENDEE**

प्रमोद कुमार
संयुक्त सचिव
गाँव वि० प्रा०

For M.K.S. Infratech Pvt. Ltd.

विक्रय पत्र

261,985,080.00 / 261,985,080.00 10,000.00 50 10,050.00 2,500

प्रतिफल

मासिक

कोस रजिस्ट्री

मकल व प्रति शुल्क

योग

शब्द लगभग

श्री M/s M K S INFRA TECH PVT LTD द्वारा राहुल चतुर्वेदी

पुत्र श्री एस0के0चतुर्वेदी

व्यवसाय अन्य

निवासी स्थानी 603 टावर ए 5 से0 5 वसुन्धरा गा0बाद

अस्थापित पता सपरा

ने यह लेखपत्र दस कार्यालय मे दिनांक 24/10/2013 समय 3:58PM

हले नियन्त्रण हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)
उप-निबन्धक द्वितीय

नोएडा

24/10/2013

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मिलेता

केता

श्री सोनवीर सिंह लिपिक

प्रतिनिधि गाजियाबाद विकास प्राधिकरण द्वारा प्रनोव

कुमार

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी



श्री M/s M K S INFRA TECH PVT LTD द्वारा

राहुल चतुर्वेदी

पुत्र श्री एस0के0चतुर्वेदी

पेशा अन्य

निवासी 603 टावर ए 5 से0 5 वसुन्धरा गा0बाद



ने निष्पादन रद्दीकार किया।

जिन्की पहचान श्री गौरव सिन्दल

पुत्र श्री सुभाष चन्द

पेशा अन्य

निवासी ई 145 स्वरूप नगर न्यू दिल्ली

व श्री अजीत कुमार द्विवेदी

पुत्र श्री शिव दत्त द्विवेदी

पेशा अन्य

निवासी 92 मकदूमपुर दूकसाहा कोशाम्बी गा0बाद

ने की।

प्रत्यक्षन भट सचिवों के निशान अंगूठे नियमानुसार लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)
उप-निबन्धक द्वितीय

नोएडा

WHEREAS an agreement to sale was executed between the parties in respect of Group Housing Plot No.GH-1, Indirapuram Vistar Yojna, Ghaziabad, Vill.-Kanavni Pargana & Tehsil Dadri, Distt. Gautambudh Nagar measuring area 7607.00 sq.mt. boundaries of which mentioned in the end of deed. The said agreement to sale is registered before Sub-Registrar, Dadri on Bahi No.1 Jild No. 3905 page no. 241 to 254 Sl. No. 18266 dated 29/11/2011. The parties are agree to transfer the Group Housing Plot No. GH-1, Indirapuram Vistar Yojna, Ghaziabad, Vill.-Kanavni Pargana & Tehsil Dadri, Distt. Gautambudh Nagar area 7607.00 sq.mt. against the premium including lease rent and free hold charge Rs. 26,19,85,080/- (Rupees Twenty Six Crore Nineteen Lac Eighty Five Thousand Eighty only) the vendor acknowledge the receipt the same amount through this deed.

The agreement to sale dated 29/11/2011 was executed on the stamp paper Rs. 1,83,40,000/- which was paid by the vendee and will be adjusted against the stamp duty payable for this deed.

Now both the parties agree as under:

1. That the Group Housing Plot No.. GH-1, Indirapuram Vistar Yojna, Ghaziabad, Vill.-Kanavni Pargana & Tehsil Dadri, Distt. Gautambudh Nagar is measuring total land area 7607.00 Sq.Mtr. is free from all charges, liens and encumbrances and being transfered to the vendee through this deed.


For M/S Infotech Pvt. Ltd.


प्रमोद कुमार
संयुक्त सचिव
गाँव वि० प्रा०

विक्रेता

Registration No.: 12986

Year: 2,013

Bank No. : 1

0101 सोनवीर सिंह लिपिक प्रतिनिधि गाजियाबाद विकास प्राधिकरण।

गाजियाबाद विकास प्राधिकरण गाजियाबाद
नौकरी



2. The Possession of the group housing plot in question has already been delivered to the vendee after the execution of the agreement to sale.
3. If the compensation of the land in question is increased by the decision of the court of law, the vendee or its allottee agree to pay the proportionate amount of compensation to the vendor.
4. The vendee has paid Stamp duty on the total premium of land and building including lease rent and free hold charges in the above said sale agreement, now this document is being executed as per the rules.
5. That all the terms and condition mention in the above agreement to sale will be the part of this deed..
6. The vendee shall complete the construction of the building in accordance with the plan approved by GDA as per minimum specification prescribed by the Ghaziabad Development Authority within 5-years from the date of Sale deed.
7. The Plot and building thereon shall be used for Group Housing as per building bye-laws.
8. The water supply, sewerage, Drainage and Electricity lines as per specification and standard shall be provided upto the boundary of the property by vendor at his cost. The vendee shall complete the internal work.

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains some text in Hindi, which is partially obscured by the signature.A handwritten signature in blue ink, consisting of a stylized 'B' or similar character.

प्रमोद कुमार
संयुक्त सचिव
गाओ विओ प्राओ

क्रेता

Registration No : 12986

Year : 2013

Book No. : 1

0201 M/s M K S INFRA TECH PVT LTD द्वारा राहुल चतुर्वेदी

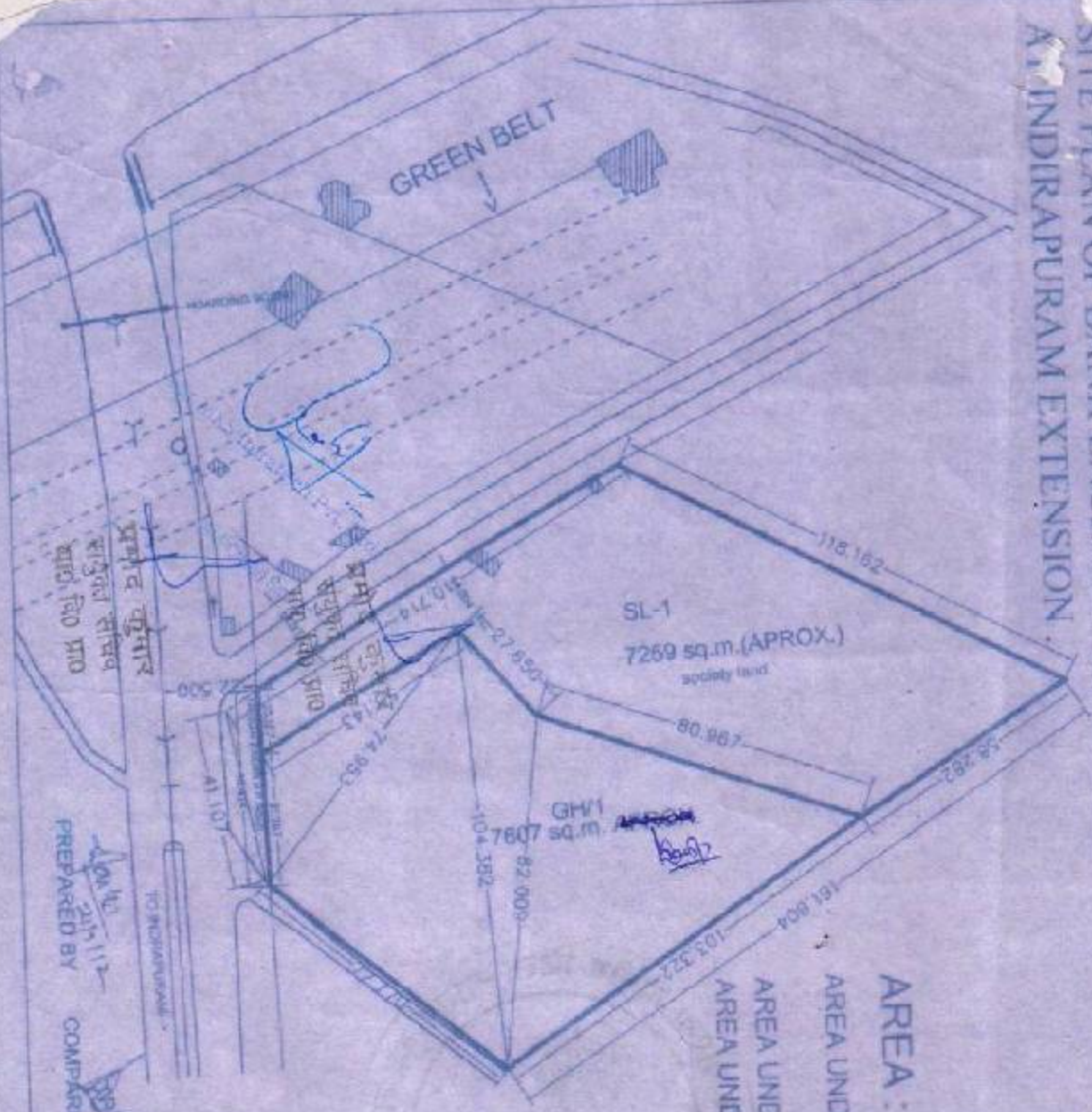
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603 एवर ए 5 से 6 नहुंधरा गाओवा

अन्य



SITE PLAN OF BANK ENCLAVE SAHKARI SAMITI & GH 1 AT INDIRAPURAM EXTENSION



AREA :

AREA UNDER BANK IN CLAVE SL-1 = 7259 SQ.M.
 AREA UNDER GH 1 = 7607 SQ.M.
 AREA UNDER M.P. ROAD = 195 SQ.M.

PREPARED BY J.E.
 COMPARED BY A.E. & E.E.

DATE 20/11/12

JE
 AE
 EE
 TP



9. Details of Group Housing Plot No. GH-1, Indirapuram Vistar Yojna, Ghaziabad, Vill.-Kanavni Pargana & Tehsil Dadri, Distt. Gautambudh Nagar boundaries of which are given below:-

NORTH :
SOUTH :
EAST : AS per site plan
WEST :

In witness the parties name above have signed this SALE DEED on 21
the day of October-2013 At Ghaziabad, U.P.

Ghaziabad Development Authority

प्रमोद कुमार
अधीक्षक अभियंता
गाँव वि० प्रा०

Witness

(1) [Signature]

Gaurav Jindal
s/o Sh. Subhash Chand
H/O E-145, Saroop Nagar,
New Delhi

(Vendor)

(2) Ajeet

Ajeet Kumar Dwivedi
s/o Shiv Dutt Dwivedi
92, MAKHDOOPUR DHOKSHA
KAUSHAMBI UP.

(Vendee)

For MDS Infrastructure Pvt. Ltd.

आज दिनांक 24/10/2013 को

वही सं. 1 निबन्ध सं. 5590

पृष्ठ सं. 301 से 312 पर क्रमांक 12986

रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(मु. एस. 0 के. 0 सिंह)

उप-निबन्धक द्वितीय

सोनभद्रा

24/10/2013

लेखपात्र सं. 18286/14-उत्तर प्रदेश/2011 पर कदाचित्
कुल 183,40,000 रु. विक्रय के सम्पत्ति निष्ठा
गंगा

स. एस. 0 के. 0 सिंह
24-10-13